

LAW OFFICES
OFFUTT, HAUGH & HORMAN, P.A.
TRUSTEE'S SALE

Trustee's Sale of valuable improved real estate located in Frederick County, Maryland. By virtue of the power and authority contained in a certain Deed of Trust from Larry H. Thompson and Patricia A. Thompson, his wife, unto Government Services Savings & Loan, Inc., a Stock Corporation of Maryland dated October 10, 1980 and recorded in Liber 1127, at page 759, among the Land Records for Frederick County, Maryland; and default having occurred in the payment of the obligation secured thereby, such default involving a condition upon which the Deed of Trust provides that a sale be made, and at the request of the holder of the Note secured thereby, the Substitute Trustee hereinafter named will sell, at public auction, on the 3rd day of February, 1982, at 10:00 a.m. in front of the Courthouse door of the Circuit Court for Frederick County, Maryland, all of that land and improvements described in the aforesaid Deed of Trust, more particularly described and known as follows:

All that lot or parcel of land, being designated as Lot numbered Four (4) in Block lettered "B," MONOCACY VILLAGE, as shown on the Plat of Resubdivision of part of the Plat numbered One (1) and part of amended Plat numbered Two (2), parts of Blocks "A," "B" and "C," MONOCACY VILLAGE, dated October 19, 1959, prepared by Ben Dwyer Associates, Inc., and recorded among the Plat Records of Frederick County in Plat Book 3, folio 180, and improved with a brick rambler containing three (3) bedrooms, one and one-half (1½) baths, family room, living room, diningroom, kitchen and carport; being designated and known as 897 Pontiac Avenue, Frederick City, Maryland 21701.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the Substitute Trustee's entire statement relative to the premises described herein and the terms and conditions upon which such premises shall be offered for sale, sold or purchased. The Substitute Trustee reserves the unqualified right to withdraw the premises at any time prior to the sale. In the event the Substitute Trustee determines that any opening bid is not commensurate with the value of the premises, he may reject the same and withdraw the premises from sale. The highest bidder acknowledged by the Substitute Trustee shall be the purchaser. In the event of any dispute among the bidders, the Substitute Trustee shall have the sole and final discretion either to determine the successful bidder or to then and there reoffer and resell the premises.

The premises are sold subject to any and all covenants, conditions, restrictions, easements, rights-of-way and limitations of record.

A Certified or Cashier's Check in the amount of \$7,500.00 will be required at the time of sale as the deposit, with the balance of the purchase price, together with interest on such balance at a rate of Twelve and Six Hundred Twenty Five One Hundredths percentum (12.625%) per annum from the date of sale to the date of settlement, to be paid in cash or equivalent current funds at the date of settlement.

All state and local real estate taxes and other public charges, regular and special assessments and the like shall be adjusted to the date of sale and thereafter assumed by the purchaser. All state and local transfer taxes, documentary taxes, recording taxes and fees shall be paid by the purchaser. The cost of title examination, attorney's fees, conveyancing fees, notary fees and all other costs incident to the settlement, of whatsoever kind or amount, shall be paid by the purchaser.

Settlement and compliance with the terms of the sale shall be made within ten (10) days following final ratification of the sale by the Circuit Court for Frederick County, Maryland, TIME BEING OF THE ESSENCE; otherwise, in addition to any other remedies available to the Substitute Trustee at law or in equity, the Substitute Trustee may, at his election, declare the deposit forfeited and resell the premises at the risk and cost of the defaulting purchaser, and in such event the defaulting purchaser shall be liable for the payment of any deficiency plus all costs and expenses of both sales.

Prospective bidders and other interested parties may obtain additional or more detailed information concerning this sale by contacting the attorneys for the Substitute Trustee during normal business hours at 22 West Second Street, Frederick, Maryland 21701, or by telephone at (301) 948-5633 or 662-8248.

W. JEROME OFFUTT
Substitute Trustee
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